

**FACT SHEET****Brownfield Cleanup
Program****Receive Site Fact Sheets by *Email*.** See "For More Information" to Learn How.

Site Name: Chelsea Waterfront Development Site
DEC Site #: C314083
Address: 5-47 Chelsea Industrial Park (Brockway Rd.)
Fishkill, NY 12508

Have questions?
See
"Who to Contact"
Below

Cleanup Action to Begin at Brownfield Site

Action is about to begin that will address the contamination related to the Chelsea Waterfront Development Site ("site") located at 5-47 Chelsea Industrial Park (Brockway Rd.), Fishkill, Dutchess County under New York State's Brownfield Cleanup Program. Please see the map for the site location.

Documents related to the cleanup of this site can be found at the location(s) identified below under "Where to Find Information."

The cleanup activities will be performed by Chelsea Waterfront Development, LLC ("applicant") with oversight provided by the New York State Department of Environmental Conservation (NYSDEC).

Highlights of the Upcoming Cleanup Activities

The goal of the cleanup action for the site is to achieve cleanup levels that protect public health and the environment. The Record of Decision (ROD) issued in September, 2005 and Remedial Action Work Plan define the cleanup action for the site which includes:

1. Excavation and on-site consolidation of contaminated soil. Soil exceeding the cleanup objectives for restricted residential (eg., apartments, condominiums) and active recreation uses will be consolidated into a 1.5 acre area and covered with a 2-foot cover of clean soil.
2. Implementation of a Community Air Monitoring Program (CAMP) to monitor air quality in and downwind of the work zone.
3. The construction and operation of a decontamination pad and truck wash for any vehicles or equipment leaving the site.
4. Collection of post-excavation soil samples to verify that restricted residential cleanup objectives have been achieved.
5. Placement of an environmental easement that restricts the property to restricted residential use.

Next Steps

After the applicant completes the cleanup activities, they will prepare a Final Engineering Report and submit it to NYSDEC. The Final Engineering Report will describe the cleanup activities completed and certify that cleanup requirements have been achieved or will be achieved.

When NYSDEC is satisfied that cleanup requirements have been achieved or will be achieved for

the site, it will approve the Final Engineering Report. NYSDEC will then issue a Certificate of Completion to the applicant(s).

The applicant(s) would be able to redevelop the site, subject to local zoning laws, after receiving a Certificate of Completion. In addition, the applicant(s):

- would have no liability to the State for contamination at or coming from the site, subject to certain conditions; and
- would be eligible for tax credits to offset the costs of performing cleanup activities and for redevelopment of the site.

A fact sheet that describes the content of the Final Engineering Report will be sent to the site contact list. The fact sheet will identify any institutional controls (for example, deed restrictions) or engineering controls (for example, a site cap) necessary at the site in relation to the issuance of the Certificate of Completion.

Background

Location: The former Circle M wood treatment facility (aka Chelsea Waterfront Development) is located in the Chelsea Industrial Park at the end of Brockway Road in the Town of Fishkill, Dutchess County.

Site Features: Circle M occupied an 18,500 square foot building which was one of six buildings located in the 58.6 acre Chelsea Industrial Park. The site, as defined under the Brownfield Cleanup Program, consists of an area of approximately 20 acres. The former Circle M building and Pemm Co. buildings have been removed. The smaller former Eagle Construction building, the former Mid-Valley Mechanical Building, and the former Dutchess Blacktop building remain on-site. The site is approximately 0.25 miles east of the Hudson River.

Current Zoning and Land Use: The site is currently vacant and zoned for industrial use.

Past Use of the Site: The Circle M wood treatment facility operated from 1986 to 1990. The facility treated wood by impregnating it with chromated copper arsenate (CCA) as a preservative. Improper operational and waste management practices resulted in spills of CCA during the 1986-1990 period both indoors (from storage tanks, the treatment process, and associated piping) and outdoors (from storage of fresh batches of incompletely dried treated lumber). The metals arsenic (As), chromium (Cr) and copper (Cu) are the principal constituents of CCA. Circle M vacated the property in early 1990.

Site Geology and Hydrogeology: The site soils are characterized by thick lacustrine deposits of silt and clay overlain by 2 to 8 feet of gravel/fill. The groundwater flow direction in the overburden soil is east-northeast. The depth to the groundwater table, allowing for seasonal changes and topography, ranges from 4 to 11 feet below the ground surface and is in the silt/clay layer. The well log indicates that shale was encountered at a depth of 6 feet below ground surface in some locations.

Additional site details, including environmental and health assessment summaries, are available on NYSDEC's website at:

<http://www.dec.ny.gov/cfmx/extapps/derexternal/haz/details.cfm?pageid=3&progno=C314083>

Additional Background

1. The site entered into the Brownfield Cleanup Program (BCP) in December, 2005. The site was formerly the subject of an Order on Consent, under which the ROD was issued.
2. In preparation of the soil excavation and consolidation activities outlined in the Remedial Design (RD), several buildings at the site were demolished in early 2009, including the former Circle M building.
3. A pre-design investigation was conducted to: better define the areas proposed for excavation and consolidation; better define groundwater impacts; and characterize an off-site soil stockpile for use as clean on-site backfill.
4. A design was approved in April, 2014 that, defines the limits of excavation and on-site consolidation; describes the end point sampling protocol to ensure standards are met; details the construction of the soil cover; specifies Health and Safety and community air monitoring protocols; and describes site operations for the work to be performed.

Brownfield Cleanup Program: New York's Brownfield Cleanup Program (BCP) encourages the voluntary cleanup of contaminated properties known as "brownfields" so that they can be reused and redeveloped. These uses include recreation, housing, business or other uses.

A brownfield is any real property that is difficult to reuse or redevelop because of the presence or potential presence of contamination.

For more information about the BCP, visit: <http://www.dec.ny.gov/chemical/8450.html>

FOR MORE INFORMATION

Where to Find Information

Project documents are available at the following location(s) to help the public stay informed.

Howland Public Library 313 Main Street Beacon, NY 12508 phone: 845-831-1134	Town of Fishkill Attn: Darlene Bellis Town Hall, 807 Route 52 Fishkill, NY 12524 phone: 845-831-7800	NYSDEC Region 3 Office 21 S. Putt Corners Road New Paltz, NY 12561 phone: 845-256-3154 Attn: Please Call for an Appointment
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Who to Contact

Comments and questions are always welcome and should be directed as follows:

Project Related Questions

Randy Whitcher
Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7014
518-402-9669
rjwhitch@gw.dec.state.ny.us

Site-Related Health Questions

Steven Karpinski
New York State Department of Health
Bureau of Environmental Exposure Investigation
Empire State Plaza, Corning Tower, Room 1787
Albany, NY 12237
518-402-7880
BEEI@health.state.ny.us

We encourage you to share this fact sheet with neighbors and tenants, and/or post this fact sheet in a prominent area of your building for others to see.

Project documents, including the September, 2005 ROD, are also available on the NYSDEC website at: <http://www.dec.ny.gov/chemical/37552.html>

Receive Site Fact Sheets by Email

Have site information such as this fact sheet sent right to your email inbox. NYSDEC invites you to sign up with one or more contaminated sites county email listservs available at the following web page: <http://www.dec.ny.gov/chemical/61092.html>. It's quick, it's free, and it will help keep you *better informed*.



As a listserv member, you will periodically receive site-related information/announcements for all contaminated sites in the county(ies) you select.

Note: Please disregard if you already have signed up and received this fact sheet electronically.

Site Location Figure

